TEXAS AVENUE CORRIDOR STUDY PROPERTY INVENTORY SURVEY FORM GROUP 4

Property ID	: R37757

Property Information

property address:	805 S TEXAS AVE	
legal description:	PHILLIPS, BLOCK 27, LOT 1R & 2	R
owner name/address:	WIDDISON, LEE G, Sr.	
	805 S TEXAS AVE	
	BRYAN, TX 77803-3959	
	LEE & SOUS AUTO	
land use category:	Contac Pet.	
current zoning:		occupancy status:
lot area (square feet):	62509	frontage along Texas Avenue (feet):
lot depth (feet):		sq. footage of building: 5188
property conforms to:	□ min. lot area standards □	min. lot depth standards 🗆 min. lot width standards
Improvements		
# of buildings:	building height (feet): _	\\d\lores\\\ \o\\\\ \o\\\\\\\\\\\\\\\\\\\\\\\\\
type of buildings (spec	cify): NETR	
building/site condition		
buildings conform to r	minimum building setbacks:	yes □ no (if no, specify)
	. 1. 1070	
approximate construct		le to the public: yes no
possible historic resou	7 .	lks along Texas Avenue: yyes □ no
other improvements:	yes no (specify)	(pipe fences, decks, carports, swimming pools, etc.)
		(pipe rences, decks, carports, swimming pools, etc.)
Freestanding Signs		
r yes □ no	- same	□ dilapidated □ abandoned 🏋 in-use
# of signs:	type/material of sign:	and the tax
overall condition (spec	ify): <u>Ormal</u>	
removal of any dilapid	ated signs suggested? yes	no (specify)
Off-street Parking		
improved: byes □ no	parking spaces striped:	yes 🔊 no # of available off-street spaces: _\b
lot type: gasphalt	concrete other	
space sizes:	suffic	cient off-street parking for existing land use: yes no
overall condition:		
end islands or bay divid	ders: 🗆 yes 🔊 no:	landscaped islands: □ yes 🚽 no

yes no (if none is present) is there room for landscaping on the property? yes no (specify) (Type of merchandise/material/equipment stored) umpsters present: yes no are dumpsters enclosed: yes no liscellaneous the property adjoined by a residential use or a residential zoning district? yes no (circle one) residential use residential zoning district the property developable when required buffers are observed? yes no no not developable to current standards, what could help make this a developable property?	Curb Cuts on Texas Avenue
eet adjacent separation requirements:	ow many: curb types: 🗟 standard curbs □ curb ramps curb cut closure(s) suggested? □ yes 〕
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